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Prepared by and mail  
after recording to:  
City of Oaks Law  
PO Box 6356  
Raleigh, NC 27628

Tax I.D. No(s): 9880-46-9322.016 & 9880-46-9322.022

NB

STATE OF NORTH CAROLINA

Excise Stamps: \$8,250.00

COUNTY OF ORANGE

**NORTH CAROLINA WARRANTY DEED**

**THIS DEED** is made as of the 14<sup>th</sup> day of June, 2022 by and between **CITYPLAT AT 77 VII.COM, LLC, a North Carolina limited liability company (50%); Gadi Rwayitare and spouse, Ruby Rwayitare (49%) and UBUNTU INTERNATIONAL, LLC, a North Carolina limited liability company (1%), as Tenants in Common**, having an address of: 107 Fayetteville Street, Suite 400, Raleigh, NC 27601 ("Grantor"), and **PEACH PLAZA, LLC a New Jersey limited liability company**, having an address of 9 Hastings Road, Holmdel, New Jersey 07733 ("Grantee"); the designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter, as required by context:

**WITNESSETH**, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell and convey unto the Grantee in fee simple their portion of that certain lot or parcel of land situated in Orange County, North Carolina and being more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

The property hereinabove described was received by Grantor in instrument recorded in Book 6670, Page 2271-2273

The property hereinabove described is not the primary residence of the Grantor.

Submitted electronically by Jonathan W Anderson Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Orange County Register of Deeds.

**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple;

**THE GRANTOR** covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than ad valorem taxes for 2022 and subsequent years and those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

[remainder of page intentionally blank]

**IN WITNESS WHEREOF**, Grantor has duly executed this Special Warranty Deed as of the day and year first above written.

**GRANTOR:**

CITYPLAT AT 77 VILCOM. LLC:

By: [Signature]  
Nikita Zhitov, Manager

State of North Carolina - County of Wake

I, Vincent Nicolson, do hereby certify that Nikita Zhitov as Manager of CITYPLAT AT 77 VILCOM. LLC personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed as the act and deed of Grantor.

Witness my hand and Notarial stamp or seal this 10 day of June, 2022.

My Commission Expires: 5/31/2022

[Signature]  
Notary Public

(Affix Seal)



**GRANTOR:**

UBUNTU INTERNATIONAL. LLC:

By: [Signature]  
Gadi Rwayitare, Manager

State of North Carolina - County of Wake

I, Vincent Nicolson, do hereby certify that Gadi Rwayitare as Manager of UBUNTU INTERNATIONAL. LLC personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed as the act and deed of Grantor.

Witness my hand and Notarial stamp or seal this 14 day of June, 2022.

My Commission Expires:

5/31/2022



[Signature]  
Notary Public

(Affix Seal)

**GRANTOR:**

By: [Signature]  
Gadi Rwayitare, Individual

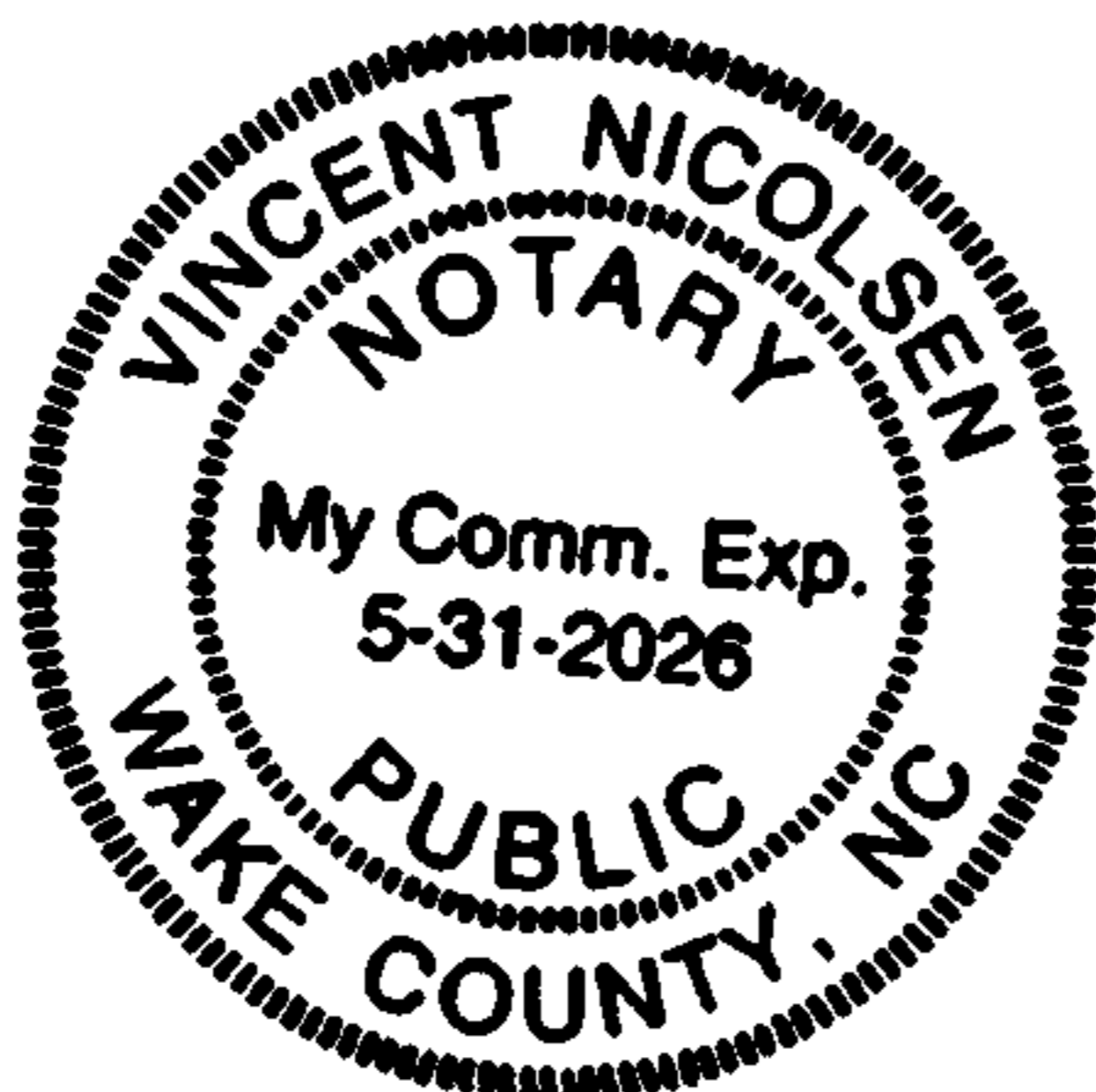
By: [Signature]  
Ruby Rwayitare, Individual

State of North Carolina - County of Wake

I, Vincent Nicolsen, do hereby certify that Gadi Rwayitare personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed as the act and deed of Grantor.

Witness my hand and Notarial stamp or seal this 14 day of June, 2022.

My Commission Expires:  
5/31/26  
(Affix Seal)



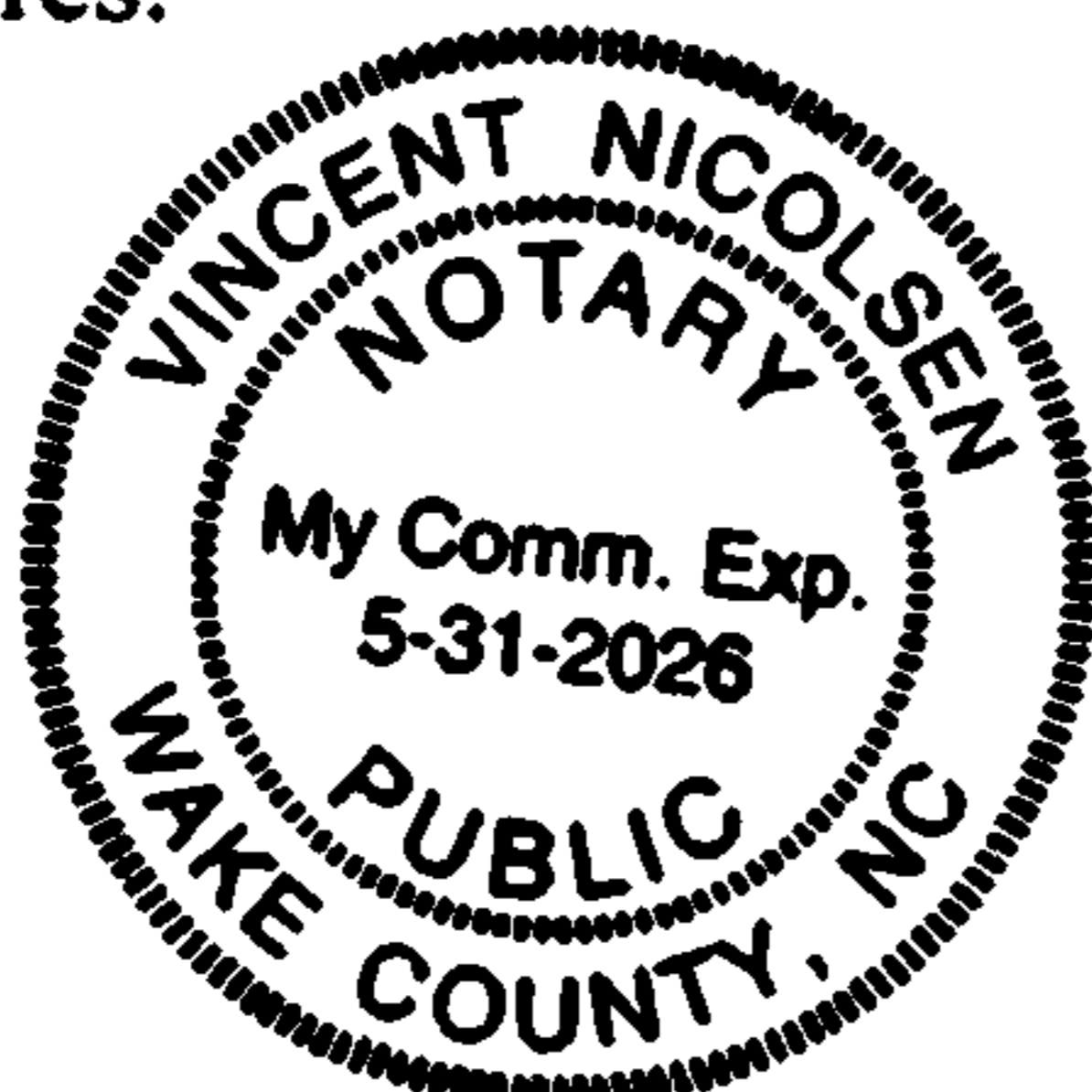
[Signature]  
Notary Public

State of North Carolina - County of Wake

I, Vincent Nicolsen, do hereby certify that Ruby Rwayitare personally appeared before me this day and acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed as the act and deed of Grantor.

Witness my hand and Notarial stamp or seal this 14 day of June, 2022.

My Commission Expires:  
5/31/26  
(Affix Seal)



[Signature]  
Notary Public

**Exhibit A**  
**Legal Description**

**FEE PARCEL:**

BEING ALL OF UNIT NUMBERS 170 AND 300 OF DAWSON HALL CONDOMINIUM AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF DAWSON HALL CONDOMINIUM, DATED APRIL 14, 2009 AND RECORDED IN BOOK 4711, PAGE 491, ORANGE COUNTY REGISTRY, AS AMENDED IN THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF DAWSON HALL, DATED OCTOBER 22, 2009, AND RECORDED IN BOOK 4844, PAGE 33, ORANGE COUNTY REGISTRY, AS AMENDED IN THE SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF DAWSON HALL, DATED AUGUST 27, 2010, AND RECORDED IN BOOK 5003, PAGE 27, ORANGE COUNTY REGISTRY, AS AMENDED IN THE THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF DAWSON HALL, DATED JUNE 30, 2011, AND RECORDED IN BOOK 5182, PAGE 120, ORANGE COUNTY REGISTRY, AS AMENDED IN THE FOURTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF DAWSON HALL, DATED MAY 21, 2014, AND RECORDED IN BOOK 5799, PAGE 248, AS AMENDED IN THE FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF DAWSON HALL, DATED FEBRUARY 11, 2015, AND RECORDED IN BOOK 5910, PAGE 121, AS AMENDED IN THE SIXTH AMENDMENT TO THE DECLARATION OF DAWSON HALL, DATED JANUARY 28, 2016, AND RECORDED IN BOOK 6070, PAGE 363, ORANGE COUNTY REGISTRY, AS AMENDED IN THE SEVENTH AMENDMENT TO THE DECLARATION OF DAWSON HALL, DATED FEBRUARY 13, 2017, AND RECORDED IN BOOK 6265, PAGE 226, ORANGE COUNTY REGISTRY AND WHICH CONDOMINIUM UNIT IS FURTHER AND MORE PARTICULARLY DESCRIBED IN THE PLATS AND PLATS RECORDED IN PLAT BOOK 105, PAGES 40-48, AND AMENDED IN PLAT BOOK 106, PAGE 50, PLAT BOOK 107, PAGE 110, PLAT BOOK 108, PAGES 156, PLAT BOOK 112, PAGE 197, AND IN PLAT BOOK 116, PAGE 158, ORANGE COUNTY REGISTRY, ALL TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM AS MORE PARTICULARLY SET FORTH IN THE DECLARATION OF CONDOMINIUM AS AMENDED, WHICH UNDIVIDED INTEREST SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM AS THE SAME MAY BE AMENDED.

**EASEMENT PARCEL 1:**

TOGETHER WITH THE EASEMENTS AS GRANTED AND MORE FULLY SET FORTH IN THE DECLARATION OF CONDOMINIUM OF DAWSON HALL CONDOMINIUM, DATED APRIL 14, 2009 AND RECORDED IN BOOK 4711, PAGE 491, ORANGE COUNTY REGISTRY, AS AMENDED IN THE FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF DAWSON HALL, DATED OCTOBER 22, 2009, AND RECORDED IN BOOK 4844, PAGE 33, ORANGE COUNTY REGISTRY, AS AMENDED IN THE SECOND AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF DAWSON HALL, DATED AUGUST 27, 2010, AND RECORDED IN BOOK 5003, PAGE 27, ORANGE COUNTY REGISTRY, AS AMENDED IN THE THIRD AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF DAWSON HALL, DATED JUNE 30, 2011, AND

RECORDED IN BOOK 5182, PAGE 120, ORANGE COUNTY REGISTRY, AS AMENDED IN THE FOURTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF DAWSON HALL, DATED MAY 21, 2014, AND RECORDED IN BOOK 5799, PAGE 248, AS AMENDED IN THE FIFTH AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF DAWSON HALL, DATED FEBRUARY 11, 2015, AND RECORDED IN BOOK 5910, PAGE 121, AS AMENDED IN THE SIXTH AMENDMENT TO THE DECLARATION OF DAWSON HALL, DATED JANUARY 28, 2016, AND RECORDED IN BOOK 6070, PAGE 363, ORANGE COUNTY REGISTRY, AS AMENDED IN THE SEVENTH AMENDMENT TO THE DECLARATION OF DAWSON HALL, DATED FEBRUARY 13, 2017, AND RECORDED IN BOOK 6265, PAGE 226, ORANGE COUNTY REGISTRY, ALL TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

EASEMENT PARCEL 2:

TOGETHER WITH THE EASEMENTS AS GRANTED AND MORE FULLY SET FORTH IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE VILCOM CAMPUS AS RECORDED IN BOOK 3659, PAGE 484, ORANGE COUNTY REGISTRY, AS AMENDED IN THE ADDENDUM AND AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR VILCOM CAMPUS AS RECORDED IN BOOK 3950, PAGE 571, ORANGE COUNTY REGISTRY, ALL TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME.

**Exhibit B**  
**Permitted Exceptions**

1. Matters shown on recorded Plat Book 105 at Page 40-48, Plat Book 106 at Page 50, Plat Book 107 at Page 110, Plat Book 108 at Page 156, Plat Book 112 at Page 197, Plat Book 116 at Page 158, and Plat Book 102 at Page 184.
2. Easement(s) to Duke Power Company recorded in Book 206 at Page 316, Book 238 at Page 1117 and Book 278 at Page 611. (Easement Parcel 2)
3. Special Use Permits recorded in Book 320 at Page 190, Book 725 at Page 536, Book 830 at Page 194, Book 1184 at Page 189 and Book 2060 at Page 574.
4. Easement(s) to Orange Water and Sewer Authority (OWASA) recorded in Book 1282 at Page 38, Book 1289 at Page 569, Book 1312 at Page 318, Book 1363 at Page 136 and Book 2366 at Pages 268 and 271. (Easement Parcel 2)
5. Dry Detention Pond Operation and Maintenance Manual recorded in Book 4403 at Page 172.
6. Bioretention Area Operation and Maintenance Manual recorded in Book 4403 at Page 199.
7. Deed of Easement recorded in Book 4166 at Page 353. (Easement Parcel 2)
8. Easement(s) to BellSouth recorded in Book 5549 at Page 478. (Easement Parcel 2)
9. Memorandum of Lease to the University of North Carolina Health Care System, as tenant pursuant to that certain unrecorded Office Lease dated February 21, 2018, as disclosed in Book 6432 at Page 323.
10. Rights of Edward D Jones & CO, LP d/b/a Edward Jones, as tenant pursuant to that certain unrecorded Office Lease dated March 26, 2014, as amended by that certain 1st Amendment to Office Lease Agreement dated April 7, 2014, that certain 2nd Amendment to Office Lease Agreement dated September 2, 2014, and that certain Third Amendment to Office Lease Agreement dated December 17, 2018.
11. Rights of adjoining lot owners to the lateral support and encroachment of the party walls situate on side lot lines pursuant to the terms of the Declaration of Covenants and Restrictions for The Vilcom Campus as recorded in Book 3659, Page 484, Orange County Registry, as amended in the Addendum and Amendment to Declaration of Covenants and Restrictions for Vilcom Campus as recorded in Book 3950, Page 571, Orange County Registry (collectively, "Vilcom Declaration").
12. Rights of others in and to the use of the common areas pursuant to the terms of the Vilcom Declaration and the Declaration of Condominium of Dawson Hall Condominium, dated April 14, 2009 and recorded in Book 4711, Page 491, Orange County Registry, as amended in the First Amendment to the Declaration of Condominium of Dawson Hall, dated October 22, 2009, and Recorded in Book 4844, Page 33, Orange County Registry, as amended in the Second Amendment to the Declaration of Condominium of Dawson Hall, dated August 27, 2010, and Recorded in Book 5003, Page 27, Orange County Registry, as amended in the Third Amendment to the Declaration of Condominium of Dawson Hall, dated June 30, 2011, and Recorded in Book 5182, Page 120, Orange County Registry, as amended in the Fourth Amendment to the Declaration of Condominium of Dawson Hall, dated May 21, 2014, and Recorded in Book 5799, Page 248, as amended in the Fifth Amendment to the Declaration of Condominium of Dawson Hall, dated February 11, 2015, and recorded in Book 5910, Page 121, as amended in the Sixth Amendment to the Declaration of Dawson Hall, dated January 28, 2016, and recorded in Book 6070, Page 363, Orange County Registry, as

amended in the Seventh Amendment to the Declaration of Dawson Hall, Dated February 13, 2017, and recorded in Book 6265, Page 226, Orange County Registry (collectively, "Dawson Hall Declaration").

13. Rights of others for ingress and egress purposes in and to the use of easement located on the Land pursuant to the terms of the Dawson Hall Declaration.
14. Declarations/Restrictions appearing of record in Book 3659, Page 484, Book 3950 at Page 571, Book 4711 at Page 491, Book 4844 at Page 33, Book 4849 at Pages 89 and 101, Book 5003 at Page 27, Book 5182 at Page 120, Book 5799 at Page 248, Book 5910 at Page 121, Book 6070 at Page 363, and Book 6265 at Page 226.